



September 16, 2010

Meeting Agenda

AGENDAS AND MEETING MINUTES

Gresham Redevelopment Commission meeting agendas and minutes
are available on the web at
GreshamOregon.gov/UrbanRenewal

INSTRUCTIONS FOR CITIZEN COMMENTS

IF YOU WISH TO SPEAK

Come forward to the speaker table and **STATE YOUR NAME ONLY** for the record.

LENGTH OF COMMENTS

Please observe the time limit of **THREE MINUTES**

CITIZEN COMMENTS FOR AGENDA ITEMS – **Blue** Sign-up Sheet

You must address the Commission on any Commission-related non-agenda or agenda-related item (with the exception of Public Hearings) at the place on the agenda for "Citizen Comments."

Print your name on the appropriate **BLUE** Citizen & Community Group Participation Sign-Up sheet located on the table with other documents for this meeting and give to the Recording Secretary.

WRITTEN COMMENTS

If you would prefer to make written comments on any agenda item, you may do so. Please furnish the Recording Secretary at least one copy of your written documentation to be included in the City's official records. The Presiding Officer will summarize your comments. They will not be read verbatim into the record.

QUESTIONS REGARDING THIS AGENDA

Questions regarding this agenda may be directed to Cecille Turley, Program Technician, at 503-618-2545 or by email at cecille.turley@greshamoregon.gov.

GRESHAM REDEVELOPMENT COMMISSION AGENDA

COMMISSIONER SHANE T. BEMIS, CHAIR

COMMISSIONER SHIRLEY CRADDICK
COMMISSIONER CAROL L. NIELSEN-HOOD
COMMISSIONER PAUL WARR-KING

COMMISSION VICE CHAIR JOSH FUHRER
COMMISSIONER RICHARD STRATHERN
COMMISSIONER DAVID WIDMARK

GRESHAM REDEVELOPMENT COMMISSION September 16, 2010

OPEN SESSION – 4:00 PM

Gresham Civic Center, Public Safety & Schools Building, Council Chambers
1333 NW Eastman Parkway, Gresham, Oregon

EXECUTIVE SESSION – An Executive Session has been called and will convene
Immediately following adjournment of the 4:00 p.m. open session.

Gresham Civic Center, City Hall Building,
Office of Governance & Management Conference Room 3
ORS 192.660(2)(e) Real Property Transactions, ORS 192.660(2)(f) – Exempt Public Records,
and ORS 192.660(2)(h) – Legal Counsel

TIME ESTIMATE (Minutes)

A.	CALL TO ORDER BY PRESIDING OFFICER	
1.	INSTRUCTIONS TO CITIZENS ON SIGNING UP FOR PUBLIC TESTIMONY REGARDING AGENDA AND NON-AGENDA ITEMS	3
B.	CITIZEN AND COMMUNITY GROUP COMMENTS FOR AGENDA (EXCEPT PUBLIC HEARING) AND NON-AGENDA ITEMS	10
	Instructions for providing testimony are located on the information table and the inside cover of this agenda.	
C.	CONSENT AGENDA	10
	Commission actions are taken in one motion on Consent Agenda items; however, Commission members have the opportunity to remove items from Consent Agenda to be addressed separately.	
1.	APARTMENT REHABILITATION GRANT APPLICATIONS	
	Apartment Rehabilitation grants fund exterior improvements to multifamily apartment complexes that affect neighborhood security and vibrancy. The grant program was established by the GRDC to promote Goal 3 of the Rockwood-West Gresham Urban Renewal Plan: Increase Availability of Quality Housing.	
a.	915 NE 181ST AVENUE	
	Application for \$5,000 for security- and safety-related improvements.	
b.	TRIPLEX AT 18523-18527 SE YAMHILL STREET	
	Application for \$5,000 for security- and safety-related improvements.	
c.	TRIPLEX AT 18531-18535 SE YAMHILL STREET	
	Application for \$5,000 for security- and safety-related improvements.	

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- d. **BARBERRY VILLAGE APARTMENTS**
Application for \$30,000 for security- and safety-related improvements to 200-240 SE 188th Avenue.
- e. **CARRINGTON SQUARE APARTMENTS**
Application for \$30,000 for security- and safety-related improvements to 635-741 SE 182nd Avenue.
- f. **ELIZABETH APARTMENTS**
Application for \$16,000 for security- and safety-related improvements to 16928-16960 SE Stark Street.
- g. **KORAH MARIE APARTMENTS**
Application for \$11,000 for security- and safety-related improvements to 17400 East Burnside Street.
- h. **LANTANA APARTMENTS**
Application for \$30,000 for security- and safety-related improvements to 17744 East Burnside Street.
- i. **MONTEVIDEO APARTMENTS**
Application for \$19,000 for security- and safety-related improvements to 1210 NE 181st Avenue.
- j. **PARKSIDE MANOR**
Application for \$30,000 for security- and safety-related improvements to 17415-17499 SE Stark Street.
- k. **VILLAGE NORTH APARTMENTS**
Application for \$25,000 for security- and safety-related improvements to 345-393 NE 162nd Avenue.
- l. **VILLAGE SQUARE APARTMENTS**
Application for \$30,000 for security- and safety-related improvements to 128, 215, and 216 SE 162nd Avenue

2. STOREFRONT IMPROVEMENT GRANT APPLICATIONS

Storefront Improvement grants fund improvements to the street-facing exteriors of eligible buildings along the major commercial arterials of the Rockwood-West Gresham Urban Renewal Area (URA). The grant program was established by the GRDC to promote Goal 8 of the Rockwood-West Gresham Renewal Plan: Promote Quality Development.

- a. **JERRY'S CUSTOM PAINT AND COLLISION CENTER**
Application for \$20,000 for exterior improvements to 2515 NW Eleven Mile Avenue.
- b. **O'HALLORAN & ASSOCIATES LAW OFFICES**
Application for \$20,000 for exterior improvements to 18445 East Burnside Street.

3. GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES

The purpose of this action is to approve the minutes of the Gresham Redevelopment Commission meetings of May 4, May 20, June 17, and July 7, 2010.

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D. COMMISSION BUSINESS

- 1. NEW INDUSTRIES GRANT PROGRAM REFINEMENTS 15**
Staff will present proposed changes to the New Industries Grant Program. Proposed changes include moving date of eligibility from date Letter of Commitment is signed to date a complete application is received by Urban Renewal staff; raising the minimum investment to \$1 million; and limiting job creation award portion to no more than one quarter of total grant award.
- 2. CATALYST SITE INTERIM USES - PHASE II 15**
Staff will present six Phase II options for the Catalyst Site interim improvements for Gresham Redevelopment Commission decision. Options include a half-court basketball court, 2-5 year-old play area, and 5-12 year-old play area.
- 3. CATALYST SITE TEMPORARY USE POLICY 15**
The Plaza del Sol on the Gresham Redevelopment Commission's Catalyst Site property has spurred public interest in holding events on the property. A temporary use policy is proposed in order to guide future decisions about temporary uses and preserve the GRDC's original intent in purchasing the property as a redevelopment site.
- 4. 2010 GRDC WORK PLAN PROJECT: PUBLIC SAFETY FACILITY AND SERVICES IN ROCKWOOD 40**
The Rockwood Public Safety Facility project was adopted as part of the 2010 GRDC Work Plan to develop options for implementing Goal 5 of the 2003 Rockwood-West Gresham Renewal Plan: Develop Public Safety and Community Service Facilities. Staff will kick off the project with the GRDC and seek feedback on project goals, programming options, and facility location criteria.
- 5. GOOD OF THE ORDER 5**

E. ADJOURNMENT OF MEETING

TOTAL ESTIMATED TIME: 113

ALL MEETING LOCATIONS ARE WHEELCHAIR ACCESSIBLE. THIS INFORMATION IS AVAILABLE IN LARGE PRINT UPON REQUEST. TO REQUEST LARGE-PRINT DOCUMENTS OR FOR ACCOMMODATIONS SUCH AS SIGN LANGUAGE AND/OR ORAL INTERPRETER, PLEASE CALL AT LEAST TWO WORKING DAYS IN ADVANCE OF THE MEETING TO (503) 618-2545. TTY: (503) 661-5796

COMMISSION MEETINGS ARE BROADCAST LIVE ON CABLE CHANNEL 22. REGULAR PLAYBACK TIMES ARE THE FOLLOWING SUNDAY AT 10:00 A.M. ON CABLE CHANNEL 22; THE FIRST MONDAY OF THE FOLLOWING MONTH AT 5:00 P.M. ON CABLE CHANNEL 30; AND THE SECOND FRIDAY OF THE FOLLOWING MONTH AT 11:30 P.M. ON CABLE CHANNEL 30.

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MEETING SCHEDULE (Subject to Change)	
<p>GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE</p> <p><u>Meeting Schedule</u> Meets on the 2nd Wednesday of each month at 7:00 p.m. Gresham Civic Center, City Hall Building Oregon Trail Conference Room</p>	<p>GRESHAM REDEVELOPMENT COMMISSION</p> <p><u>Meeting Schedule</u> Meets the 3rd Thursday of each month at 4:00 p.m. Gresham Civic Center, Public Safety & Schools Building Council Chambers</p>